



THE 2005 ANNUAL REPORT

OF THE COLUMBUS / BARTHOLOMEW PLANNING DEPARTMENT



Executive Summary

During 2005 the Planning Department continued to enhance its role as the agency charged with the review and discussion of new development in Columbus and Bartholomew County. The most significant developments within the Planning Department in 2005 are as follows:

1. **Public Notice Sign and Brochure:** The Planning Department developed a public notice sign, to be posted on development sites, and a public notice brochure, to be provided to neighbors of proposed development. Both tools are intended to promote improved public awareness of community development issues.
2. **Commissioner Connection:** The Planning Department developed a monthly newsletter for use in communicating local development activities and educational information to the Columbus and Bartholomew County Plan Commissions.
3. **Development Analysis:** The Planning Department expanded its role as a policy advisor to the City administration by completing development potential studies for Otter Creek Golf Course reserve property, city-owned riverfront property, and under-utilized downtown properties.
4. **Long-Range Planning:** The Planning Department continued its service to the community as an advisor on long-range land use and development issues by remaining active in the implementation of the Downtown Columbus Strategic Plan.
5. **Land Use Regulations:** The Planning Department staff assumed a leadership role in the process of revising the zoning and subdivision regulations for the City and County. The Planning Department staff is facilitating a joint City-County process that will result in improved coordination of local regulations.
6. **Development Review:** In 2005 the Planning Department processed 58 Plan Commission cases, processed 45 Board of Zoning Appeals cases, reviewed 121 subdivisions of land, issued 221 zoning compliance certificates, and otherwise monitored approximately \$143 million in construction activity.



Executive Summary

This Annual Report is prepared for the City of Columbus, Bartholomew County, the commissions and boards involved in local land use planning and administration, and the following elected community leaders:

Columbus Mayor:

*The Honorable
Fred Armstrong*

Columbus Clerk-Treasurer:

Brenda Sullivan

Columbus City Council:

*August "Augie" Tindell
Martha Myers
Ann DeVore
Rob Kittle
Jim Lienhoop
(for Craig Hawes)
Jesse Brand
George Dutro*

**Bartholomew County
Board of Commissioners:**

*Larry Kleinhenz
Carl Lienhoop
Paul Franke*



Public Notice Sign

The public notice sign, which was added as a method of public notice in 2005, expanded the Planning Department's ability to provide land use and development information to neighboring property owners and other interested citizens. On occasion applicants felt the need to add their own information to the notice signs (as shown in the photo).



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Planning Department Staff Profile

The 2005 staff of the Columbus / Bartholomew Planning Department included 10 members. Of those staff positions, 6 are professional community planners, 3 are administrative support personnel, and one provides general assistance and support. These staff members serve to support the activities of the City, County, and Joint District Plan Commissions and Boards of Zoning Appeals. The staff is also often called upon to provide information and assistance to the Mayor, the County Commissioners, the City Council, the Board of Public Works, and other city, county, civic, and regional organizations. The staff's primary tasks are to (1) guide the public through the property development process and (2) serve as a resource for long-range community planning and the discussion of community land use issues.

The 2005 staff included individuals with diverse interests and backgrounds. Together the staff provided expertise in the areas of land use and development; as well as economics, historic preservation, public policy, and landscape architecture.

2005 Planning Department Staff

| | |
|-----------------------------|-----------------------------|
| Jeff Bergman, AICP | Planning Director |
| Laura Thayer, AICP | Assistant Planning Director |
| Tiffany Strait, AICP | Senior Planner |
| Heather Pope | Associate Planner |
| Thom Weintraut | Associate Planner |
| Marcus Hurley | Associate Planner |
| Sondra Bohn | Planning Assistant |
| Sherrie Grable | Secretary |
| Lin Dinn | Part-Time Secretary |
| (Position Open) | Planning Aid |

During 2005 Sherrie Grable and Lin Dinn joined the Planning Department staff, each filling an administrative position. Tiffany Strait returned to the Planning Department as the Senior Planner. Also during 2005, Tiffany received certification by the American Institute of Certified Planners (AICP).



Department Overview

The government and civic groups supported by the Planning Department staff in 2005 included the following:

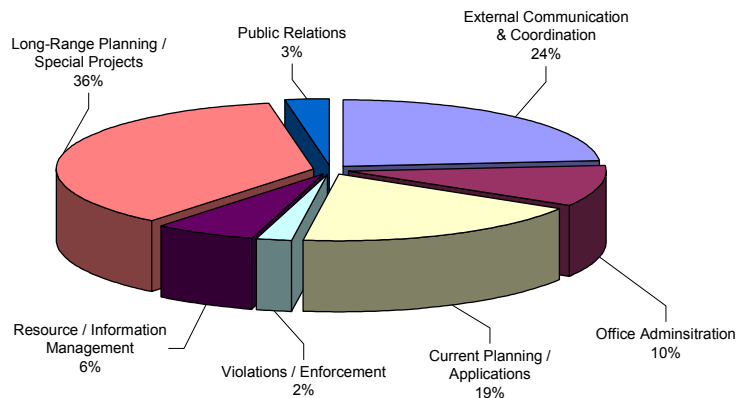
- Columbus Service League
- Columbus Redevelopment Commission
- Columbus Area Metropolitan Planning Organization (CAMPO)
- Columbus in Bloom
- Columbus Downtown Banner Committee
- Utilities Coordination Committee
- Bartholomew Consolidated School Corporation District & Facilities Committee
- Bartholomew Consolidated School Corporation High School Visioning Committee
- Vision 20/20 Downtown Planning Committee
- Columbus Transit Advisory Committee
- Destination Columbus
- Columbus Board of Aviation Commissioners
- Indiana Bureau of Motor Vehicles
- Otter Creek Golf Course Board of Directors



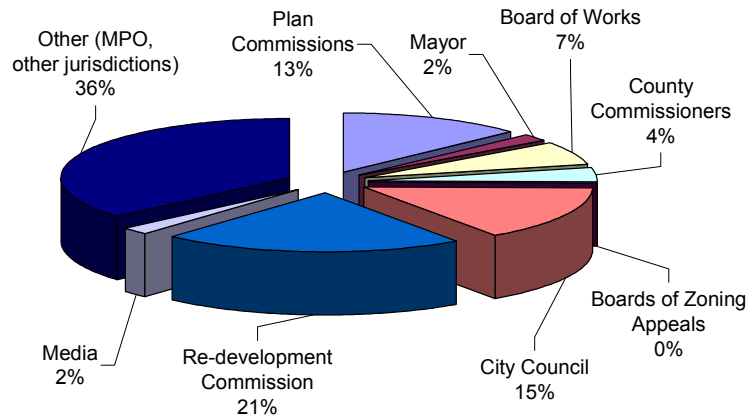
Planning Director Time Analysis

The charts below provide an analysis of the tasks performed by the Planning Director from October 25, 2005 through November 10, 2005. The analysis is intended as a tool for analyzing and describing the duties of the Planning Director. The analysis also provides a snapshot of the activities of the Planning Department during the late fall of 2005.

Planning Director Time Allocation
10/25/05 - 11/10/05



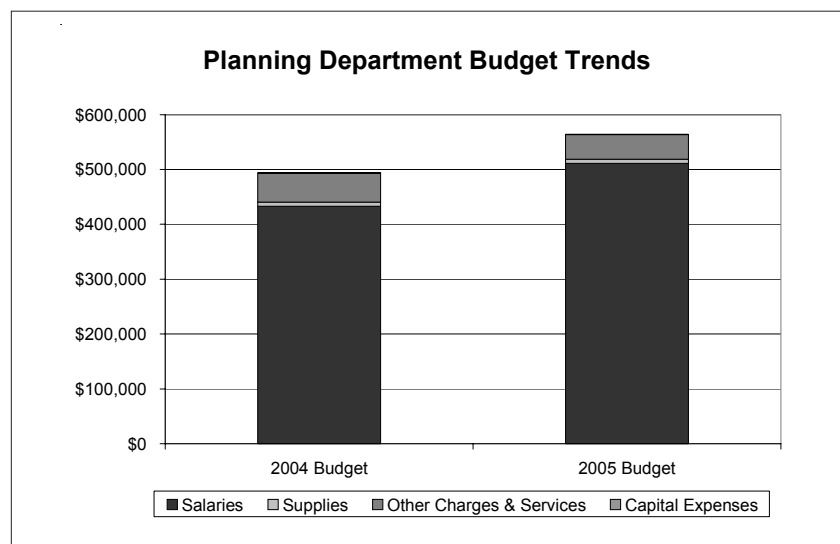
Planning Director Time Allocation
External Communication & Coordination (10/25/05 - 11/10/05)



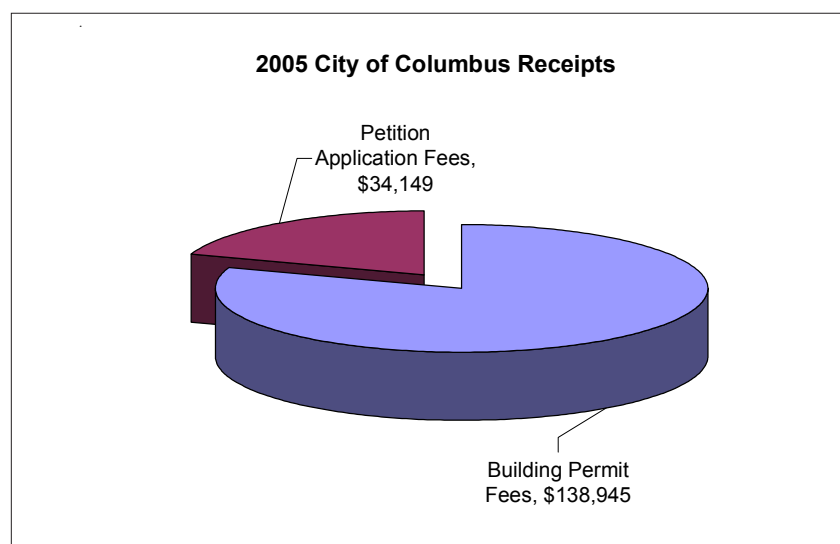
Planning Department Financial Summary



The 2005 Planning Department budget was \$564,390; an increase of 12% from 2004. A significant amount of the increase is attributed to higher insurance costs. Non-salary budget items decreased from \$61,350 in 2004 to \$53,075 in 2005.



The Planning Department contributed revenue to the General Funds of the City of Columbus and Bartholomew County in 2005 through petition applications and other administrative fees. Additional revenue was earned through the collection of building permit and sign fees for both the City of Columbus and Bartholomew County by the Department of Technical Code Enforcement.



In 2005 a total of \$173,094 was generated for the City of Columbus by Planning Department related activities. Revenues for Bartholomew County totaled \$150,132 (\$138,945 from permits and \$11,187 from petition application fees).



Note: All rosters represent memberships as of December 1, 2005.

Columbus Appointed Officials

The City of Columbus Plan Commission has jurisdiction for all land within the corporate limits of the City, as well as a specific extraterritorial jurisdiction that extends approximately 2 miles from the City limits.

The memberships and requirements of the City of Columbus Plan Commission, Plat Committee, and Board of Zoning Appeals are shown below and on the following page. The Plan Commission also maintains a Landscape Review Committee (see page 24) and a Utility Review Committee (see page 25). The Plan Commission welcomed 2 new members in 2005: Mark Gerstle replaced John DeLap, and Tom King replaced Shirley Todd.

2005 City of Columbus Plan Commission Membership

| Member | Office | Appointment | Expiration (4 year terms) | Requirements |
|-----------------------|-------------------------------------|-------------------------------|------------------------------|---|
| Mark Gerstle | | Board of Works | January 1, 2007 | Board of Works Member or Designated Representative |
| Dave Bonnell (D) | Vice-President | Board of County Commissioners | January 1, 2009 | Democrat from the Columbus Extraterritorial Jurisdiction |
| Steve Ruble | Secretary / Liaison to County | City Engineer | Not Applicable | City Engineer or Qualified Assistant |
| Dave Fisher (R) | President | Mayor | January 1, 2007 | No more than 3 of the 5 Mayoral Appointments may be of the same Political Party |
| John Hatter (R) | | Mayor | January 1, 2007 | |
| Jack Heaton (R) | | Mayor | January 1, 2008 | |
| Tom King (D) | | Mayor | January 1, 2009 | |
| Pat Zeigler (D) | | Mayor | January 1, 2006 | |
| Rick Colglazier | | Park Board | Annually | Park Board Member |
| Rob Kittle | | City Council | Annually | City Council Member |
| Joan Tupin-Crites (R) | | Board of County Commissioners | January 1, 2007 | Republican from the Columbus Extraterritorial Jurisdiction |
| Tom Finke (Liaison) | | County Plan Commission | Annually | Member of the County Plan Commission |

Columbus Appointed Officials (cont.)



2005 City of Columbus Plat Committee Membership

| Member | Office | Appointment | Expiration (Annually) | Requirements |
|--------------------------|-------------|------------------------------|-----------------------|-------------------------------------|
| Jack Heaton | Chairperson | Plan Commission | January 1, 2006 | Plan Commission Citizen Member |
| Jeff Bergman | | Plan Commission | January 1, 2006 | Planning Department Staff Member |
| Steve Ruble | | Plan Commission | January 1, 2006 | Engineering Department Staff Member |
| Steve Rucker (Alternate) | | Plan Commission (for Ruble) | January 1, 2006 | Engineering Department Staff Member |
| John Hatter (Alternate) | | Plan Commission (for Heaton) | January 1, 2006 | Plan Commission Citizen Member |

2005 City of Columbus Board of Zoning Appeals Membership

| Member | Office | Appointment | Expiration (4 year terms) | Requirements |
|---------------------------------|------------------|---------------------------------------|---------------------------|---|
| Pat Zeigler | Chairperson | Mayor | January 1, 2006 | Plan Commission Member |
| Lou Marr | | City Council | January 1, 2007 | Citizen who is not a Plan Commission Member |
| Karen Dugan | Secretary | Mayor | January 1, 2006 | Citizen who is not a Plan Commission Member |
| Mary Ferdon | Vice-Chairperson | Mayor | January 1, 2007 | |
| Dave Bonnell | | Plan Commission | January 1, 2009 | Plan Commission Member from the Extraterritorial Jurisdiction |
| Fred Stadler (Alternate) | | Mayor (for Zeigler, Dugan, or Ferdon) | January 1, 2006 | Citizen who is not a Plan Commission Member |
| Eric Frey (Alternate) | | City Council (for Marr) | January 1, 2007 | |
| Joan Tupin-Crites (Alternate) | | Plan Commission (for Bonnell) | January 1, 2006 | Plan Commission Member from the Extraterritorial Jurisdiction |
| Marcus Hurley (Hearing Officer) | | Plan Commission | Not Applicable | Board Member, Staff Member, or any other Person |



Bartholomew County Appointed Officials

The Bartholomew County Plan Commission has jurisdiction for all unincorporated land within the County, excluding extraterritorial jurisdictions exercised by Columbus and Edinburgh and the approximately 2.5 square miles within the jurisdiction of the Edinburgh / Bartholomew / Columbus Joint District Plan Commission.

The memberships and requirements of the Bartholomew County Plan Commission, Plat Committee, and Board of Zoning Appeals are shown below and on the following page. New members to the Plan Commission for 2005 include Phyllis Apple who replaced Jim Reed as the County Council representative and Dave Hoene who replaced Gary Myers as the Township Trustee representative. Also, former County Council representative Jim Reed was appointed to the Plan Commission by the County Commissioners, replacing Mark Dodd.

Note: All rosters represent memberships as of December 1, 2005.

2005 Bartholomew County Plan Commission Membership

| Member | Office | Appointment | Expiration (4 year terms) | Requirements |
|------------------------|---------------------------------|-------------------------------|------------------------------|--|
| RoAnne Whittington (R) | President | Board of County Commissioners | January 1, 2007 | No more than 2 of the 4 County Commissioner Citizen appoints may be of the same Political Party. |
| Zack Ellison (D) | Vice-President | Board of County Commissioners | January 1, 2006 | |
| Jim Reed (R) | | Board of County Commissioners | January 1, 2009 | |
| Thomas Harmon (D) | | Board of County Commissioners | January 1, 2009 | |
| Tom Finke | Secretary / Liaison to Columbus | County Surveyor | Not Applicable | County Surveyor or a Qualified Deputy |
| Dave Hoene | | Board of County Commissioners | January 1, 2009 | Township Trustee Recommended by the County's Township Trustees |
| Mike Ferree | Liaison to Hope | County Extension Educator | Not Applicable | County Extension Educator |
| Paul Franke | | Board of County Commissioners | January 1, 2009 | Member of the Board of County Commissioners |
| Phyllis Apple | | County Council | January 1, 2009 | Member of the County Council |
| Steve Ruble (Liaison) | | Columbus Plan Commission | Annually | Member of the Columbus Plan Commission |
| Randy Sims (Liaison) | | Hope Plan Commission | Annually | Member of the Hope Plan Commission |

Bartholomew County Appointed Officials (cont.)



2005 Bartholomew County Plat Committee Membership

| Member | Office | Appointment | Expiration (Annually) | Requirements |
|----------------|-------------|-----------------|-----------------------|--|
| Tom Finke | Chairperson | Plan Commission | January 1, 2006 | County Surveyor's Plan Commission Designee |
| Mike Ferree | | Plan Commission | January 1, 2006 | Plan Commission Member |
| Marvin Burbink | | Plan Commission | January 1, 2006 | Plan Commission Member or Resident Citizen |
| Stacey Gross | | Plan Commission | January 1, 2006 | County Engineer or Designee |
| Jeff Bergman | | Plan Commission | January 1, 2006 | Planning Director or Designee |

2005 Bartholomew County Board of Zoning Appeals Membership

| Member | Office | Appointment | Expiration (4 year terms) | Requirements |
|---------------------------------|------------------|-------------------------------|---------------------------|---|
| Ron Trotter | Chairperson | County Council | January 1, 2009 | Citizen who is not a Plan Commission Member |
| Zack Ellison | | Plan Commission | January 1, 2009 | Plan Commission Member |
| Dewayne Hines | Vice-Chairperson | Board of County Commissioners | January 1, 2007 | Citizen who is not a Plan Commission Member |
| Roger Glick | | Board of County Commissioners | January 1, 2006 | |
| Ro Anne Whittington | | Board of County Commissioners | January 1, 2008 | Plan Commission Member |
| Thomas Harmon (Alternate) | | Plan Commission (for Ellison) | January 1, 2009 | Plan Commission Member |
| Marcus Hurley (Hearing Officer) | | Plan Commission | Not Applicable | Board member, Staff Member, or any other Person |



Note: All rosters represent memberships as of December 1, 2005.

Joint District Appointed Officials

The Edinburgh / Bartholomew / Columbus Joint District Plan Commission has jurisdiction over an area of approximately 2.5 square miles bounded by a triangle formed by County Road 900 North, I-65, and US 31. The Joint District Plan Commission is the only one of its kind in Indiana and is regulated by IC 36-7-5.1. The Joint District Plan Commission, by interlocal agreement, shall be in existence for either (1) a period of 15 years or (2) until 90% of the property in the area has been developed. The memberships and requirements for the Joint District Plan Commission, Plat Committee, and Board of Zoning Appeals are shown below and on the following page.

2005 Joint District County Plan Commission Membership

| Member | Office | Appointment | Expiration (3 year terms) | Requirements |
|-------------------------------|----------------|-------------------------------|------------------------------|---|
| Larry Taulman | President | Edinburgh Town Council | January 1, 2008 | Resident of (1) a County in which the District is Located, or (2) within 10 miles of the District |
| Mike Ryan | Vice-President | Columbus Plan Commission | January 1, 2007 | |
| Steve Ruble | Secretary | Columbus Mayor | January 1, 2006 | |
| Tim Barrett | | Edinburgh Town Council | January 1, 2006 | |
| Lewis Turner | | Edinburgh Town Council | January 1, 2006 | |
| Jack Heaton | | Columbus Plan Commission | January 1, 2008 | |
| Larry Kleinhenz | | Board of County Commissioners | January 1, 2008 | All Must be Residents of (1) a County in which the District is Located, or (2) within 10 miles of the District <u>and</u> , 2 of the 4 Must Reside in German Township |
| Carl Lienhoop | | Board of County Commissioners | January 1, 2008 | |
| Keith Sells (German Twp.) | | Board of County Commissioners | January 1, 2007 | |
| Ron Richards (German Twp.) | | Board of County Commissioners | January 1, 2007 | |

Joint District Appointed Officials (cont.)



2005 Joint District Plat Committee Membership

| Member | Office | Appointment | Expiration (Annually) | Requirements |
|-----------------------------|--------|--------------------------------|-----------------------|--|
| Tim Barrett | | Plan Commission | January 1, 2006 | A Minimum of 1 Member of the Plat Committee must be a Member of the Joint District Plan Commission |
| Carl Lienhoop | | Plan Commission | January 1, 2006 | |
| Steve Ruble | | Plan Commission | January 1, 2006 | |
| Lewis Turner (Alternate) | | Plan Commission (for Barrett) | January 1, 2006 | |
| Larry Kleinhenz (Alternate) | | Plan Commission (for Lienhoop) | January 1, 2006 | |
| Mike Ryan (Alternate) | | Plan Commission (for Ruble) | January 1, 2006 | |

2005 Joint District Board of Zoning Appeals Membership

| Member | Office | Appointment | Expiration (4 year terms) | Requirements |
|--------------|--------|--------------------------------|---------------------------|---|
| Mike Ryan | | Joint District Plan Commission | January 1, 2006 | Citizen who may or may not be a Plan Commission Member** |
| Dave Gregory | | City of Columbus | January 1, 2007 | **All Members Must be a Resident of (1) a County in which the District is Located, or (2) within 10 miles of the District |
| Chris West | | Board of County Commissioners | January 1, 2007 | |
| Arvis Sneed | | City of Edinburgh | January 1, 2006 | |
| Tim Douglas | | Board of County Commissioners | January 1, 2006 | |



Plan Commission Activity Summary

In 2005 the City, County, and Joint District Plan Commissions heard a total of 58 new applications (an increase of 5 from 2004). Of these applications, 81% (47 petitions), were heard by the Columbus Plan Commission.

The Columbus Plan Commission makes recommendations to the City Council for re-zoning, annexation, and PUD concept plan applications; and has final approval of plats, PUD detailed plans, and a variety of site plans. The Bartholomew County Plan Commission makes recommendations to the County Commissioners regarding re-zoning requests; and has final approval of plats and site plans. The Joint District Plan Commission makes recommendations to the Joint District Council regarding re-zoning; and has final approval of plats and site plans.

2005 Plan Commission Activity Summary

| Month* | Re-Zoning | | | Annexation | | Plat | | | PUD Preliminary Plan | PUD Final Plan (or Maj. mod.) | Site Plan (SU mod., Sign Plan, Etc.) | | | Total | | |
|-----------|-----------|--------------------|----------------|------------|--|----------|--------------------|----------------|----------------------|-------------------------------|--------------------------------------|--------------------|----------------|----------|--------------------|----------------|
| | Columbus | Bartholomew County | Joint District | Columbus | | Columbus | Bartholomew County | Joint District | Columbus | Columbus | Columbus | Bartholomew County | Joint District | Columbus | Bartholomew County | Joint District |
| January | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 |
| February | 3 | 0 | 0 | 0 | | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 1 | 5 | 1 | 2 |
| March | 2 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 3 | 0 | 0 |
| April | 0 | 0 | 0 | 0 | | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 0 |
| May | 4 | 0 | 0 | 2 | | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 |
| June | 0 | 0 | 0 | 0 | | 0 | 3 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 3 | 0 |
| July | 1 | 0 | 0 | 0 | | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 0 |
| August | 0 | 0 | 0 | 0 | | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 |
| September | 1 | 0 | 0 | 0 | | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 4 | 1 | 0 |
| October | 2 | 0 | 0 | 0 | | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 5 | 0 | 0 |
| November | 1 | 0 | 0 | 0 | | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 4 | 0 | 0 |
| December | 3 | 1 | 0 | 0 | | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 6 | 1 | 0 |
| Total | 17 | 1 | 0 | 2 | | 17 | 8 | 1 | 1 | 7 | 3 | 0 | 1 | 47 | 9 | 2 |

* Includes all petitions (2004 and 2005) heard by each Plan Commission for the first time

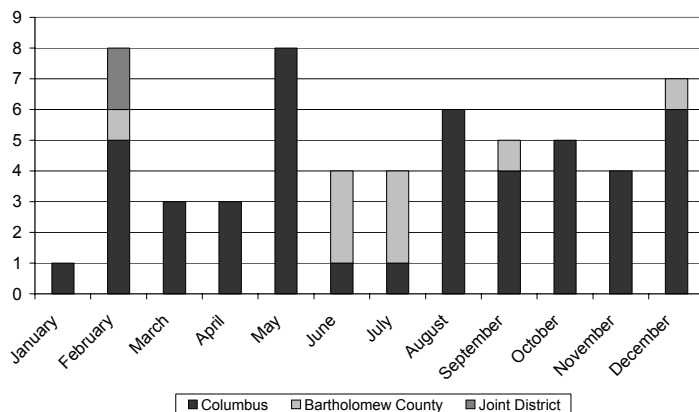
In addition to the items shown on the table above, the Columbus Plan Commission considered a resolution approving the Columbus Downtown Strategic Plan. The Columbus Plan Commission also conducted a courtesy review of the Columbus Municipal Airport Non-Aviation Master Plan for the Board of Aviation Commissioners. The Bartholomew County Plan Commission considered a resolution related to the extension of a moratorium on non-sewered major subdivisions.

Plan Commission Activity Summary (cont.)



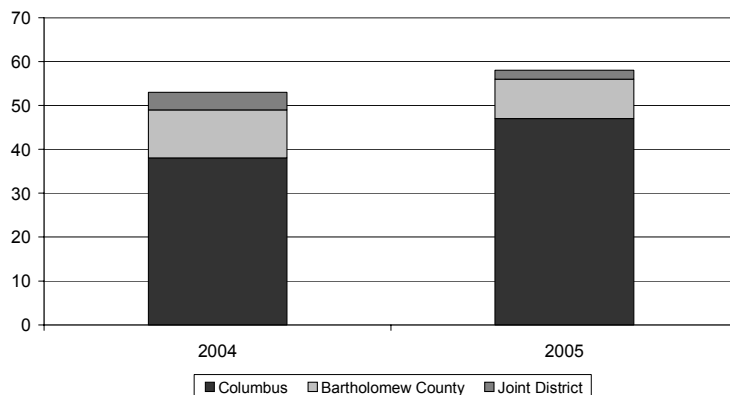
Current Planning Functions

2005 Plan Commission Case Load by Month



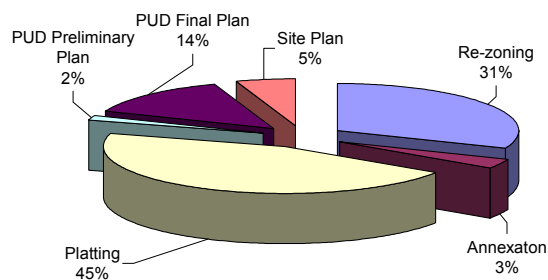
The Plan Commissions heard the most new cases in February and May with a total of 8 agenda items in each month.

Plan Commission Case Load Trends



In 2005, the overall case load for the City, County, and Joint District Plan Commissions increased by 5 requests from 2004.

2005 Plan Commission Case Load by Application Type



Platting accounted for the majority of new applications filed in 2005 (45%); rezoning requests represented 31% of applications; and PUD final plan reviews accounted for 14%. A significant increase in the PUD final plan submittals can be partially attributed to the development of outlots in the Columbus Crossing development (Menard's).



Annexation & Rezoning Profile

A total of 18 re-zoning applications were heard by the Columbus and Bartholomew County Plan Commissions in 2005, an increase from the 15 requests considered in 2004.

Of the 17 requests heard by the City of Columbus, 1 was withdrawn, 2 were denied, and 1 has a decision pending before the Plan Commission. Requests for property to be re-zoned to PUD (Planned Unit Development) or SU (Special Use) accounted for more than half of the 2005 Columbus applications. The PUD is intended for use with unique, large-scale development proposals. The SU zoning districts are established for churches, fire stations, schools, and other special uses.

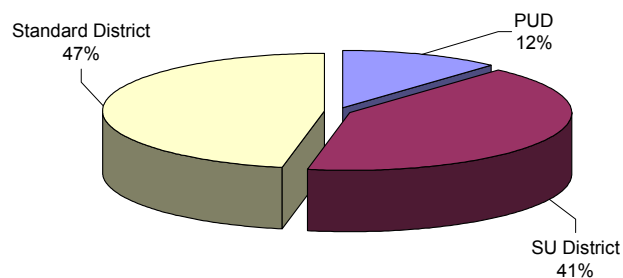
The Bartholomew County Plan Commission received 1 application for re-zoning in 2005. The request, by Daniel and Alice Ledwinka, was on the agenda for the December 2005 meeting, but continued until February of 2006 at the request of the applicant.

The City of Columbus annexed approximately 110 acres zoned for industrial development in 2005. By comparison, the City annexed approximately 44 acres in 2004.

2005 City of Columbus Annexations

| Application | Case Number | Location | Property Size | Zoning Requested | Plan Commission Recommendation | Final Disposition |
|--------------|-----------------------|--|---------------|------------------|--------------------------------|-------------------|
| Kamman Trust | ANX-05-01 & ANX-05-02 | West side of Indianapolis Road, south of Brain Drive | 110.48 Acres | I-2c | Favorable | Approved |

2005 Columbus Re-zoning Applications by Type





2005 City of Columbus Re-zoning Applications

| Application | Case Number | Location | Property Size | Requested Change | Plan Commission Recommendation | Final Disposition |
|---|---------------------|---|----------------|---------------------------------------|--------------------------------|-------------------|
| Charles Blunk | RZ-05-01 | 3735 Two Mile House Road | 5.81 Acres | PUD to R-6c | Favorable | Approved |
| Bartholomew Consolidated School Corporation | SU-05-02 | 839 7th Street | 2,600 Sq. Ft. | R-6 to SU-2 | Favorable | Approved |
| Clay Township Fire Department | SU-05-01 | North side of 25th Street, east of County Road 500 East | 4.07 Acres | AG to SU-11 | Favorable | Approved |
| Clifford Fire Department | SU-05-07 | Southeast corner of Depot and Mohr Streets (Flat Rock Twp.) | 1.4 Acres | AG to SU-11 | Favorable | Approved |
| Clinton Mann | RZ-05-11 | 1428 10th Street | 2.33 Acres | I-3 to B-5c | Favorable | Approved |
| Curt & Michelle Aton | RZ-05-10 | 1207 and 1222 Central Avenue | 32,200 Sq. Ft. | R-4 to B-1 | Unfavorable | Denied |
| East Columbus Independent Fire Dept. | SU-05-16 | 4830 Progress Drive | 42,200 Sq. Ft. | I-2 to SU-11 | Favorable | Approved |
| East Columbus Independent Fire Dept. | RZ-05-04 | 770 South Marr Road | 20,000 Sq. Ft. | SU-11 to I-2 | Favorable | Approved |
| East Columbus Separate Baptist Church | SU-05-17 | 452 South Mapleton Street | 23,000 Sq. Ft. | B-5 to SU-1 | Favorable | Approved |
| Home Marketing Specialists | RZ-05-05 | 2035 10th Street | 6,250 Sq. Ft. | R-7 to B-1 | Unfavorable | Denied |
| John Freed | RZ-05-02 | 1902 Central Avenue | 7,000 Sq. Ft. | R-6 to B-1c | Unfavorable | Approved |
| Kamman Trust | RZ-05-06 & RZ-05-07 | West side of Indianapolis Road, south of Brain Drive | 110.51 Acres | R-2 to I-2c | Favorable | Approved |
| Messiah Baptist Church | SU-05-22 | Northeast corner of County Road 300 East and U.S. 31 | 2.36 Acres | AG to SU-1 | Pending | Not Applicable |
| Police Athletic Activities League | SU-05-21 | 5820 South County Road 50 West | 23 Acres | SU-3 to SU-3 (condition modification) | Favorable | Approved |
| R & M Warehouse Inc. | RZ-05-08 | Northeast corner of Marr Road and State Street | 11.84 Acres | R-6 to B-5c | Favorable | Approved |
| Shadow Creek Farms | PUD-05-09 | Southeast corner of County Roads 200 South and 225 West | 313 Acres | PUD to PUD (condition modification) | Favorable | Approved |
| Westlake Hills | PUD-05-03 | Southwest corner of Goeler Road and Tipton Lakes Blvd. | 13.8 Acres | R-5 to PUD | Withdrawn | Not Applicable |

2005 Bartholomew County Re-zoning Applications

| Application | Case Number | Location | Property Size | Requested Change | Plan Commission Recommendation | Final Disposition |
|-------------------------|-------------|----------------------------------|---------------|------------------|--------------------------------|-------------------|
| Daniel & Alice Ledwinka | B/RZ-05-01 | 10004 East County Road 550 North | 17.81 Acres | S-1 to I-1 | Pending | Not Applicable |



PUD & SU Administration

In 2005 the Columbus Plan Commission considered 10 cases regarding the on-going administration of Planned Unit Development (PUD) and Special Use (SU) zoning districts in its jurisdiction.

The PUD process allows the City and an applicant to negotiate specific development regulations that apply to unique development proposals. PUDs are approved in a 2-step process that involves a preliminary plan followed by a final, detailed plan submittal. The Plan Commission considered and approved 7 PUD final plans in 2005 (3 of which were for individual sites at the Columbus Crossing development).

The Special Use zoning districts are established at the time of the initial construction of churches, schools, and other similar facilities. Significant changes to the initial site plan for an SU property require the review and approval of the Plan Commission. The Columbus Plan Commission approved changes to Special Use site plans to allow the re-construction of Central Middle School, a sanctuary addition at Parkside Baptist Church, and the construction of classrooms at Indiana Business College.

2004 City of Columbus PUD and SU Administration

| Application | Case Number | Location | Property Size | Request | Final Disposition |
|---|-------------|---|---------------|---|-------------------|
| Centra Credit Union | PUDF-04-07 | Southeast corner of State Road 46 and Carr Hill Road | 1.27 Acres | New Branch Bank | Approved |
| Prestwick Village Phase II | PUDF-05-01 | 420 Wint Lane | 7.83 Acres | Apartment Complex Expansion (2004 approval had expired) | Approved |
| Wal-Mart Columbus Crossing | PUDF-05-05 | Southeast corner of Merchants Mile and Carr Hill Road | 20.02 Acres | New Commercial Facility | Approved |
| Columbus Crossing Shoppes | PUDF-05-07 | South side of State Road 46, east of Carr Hill Road | 3.05 Acres | New Multi-tenant Commercial Facility | Approved |
| Shadow Creek Farms Section 4 | PUDF-05-08 | Southeast corner of County Roads 200 South and 225 West | 54.94 Acres | Additional Phase of Single-Family Residential Development | Withdrawn |
| Shadow Creek Farms | PUD-05-09 | Southeast corner of County Roads 200 South and 225 West | 313 Acres | Revised Approved Phasing Plan | Approved |
| Wal-Mart Creekview | PUD-05-11 | 735 Whitfield Drive | 23.07 Acres | Enclosed Outdoor Display Area Addition | Approved |
| Bartholomew Consolidated School Corporation | SU-05-03 | 725 7th Street | 10.4 Acres | Central Middle School Demolition & Re-construction | Approved |
| Parkside Baptist Church | SU-05-15 | 1780 Rocky Ford Road | 6 Acres | Sanctuary Addition | Approved |
| Indiana Business College | SU-05-23 | 2222 Poshard Drive | 5 Acres | Classroom Addition | Approved |

Zoning Compliance Review Profile

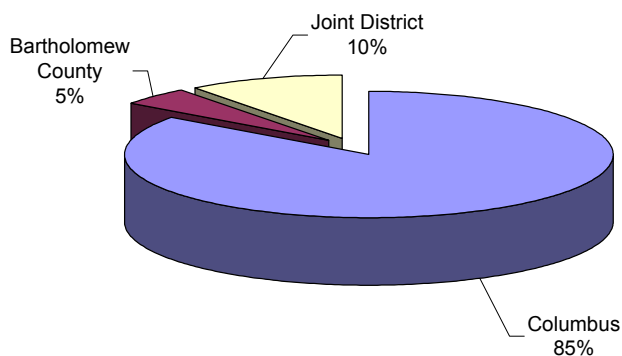


In 2005 the Planning Department processed 221 applications for Zoning Compliance Certificates (ZCCs). These Certificates are used to verify the compliance of a development proposal with the adopted regulations of the City, County, and Joint District as appropriate. A majority of the ZCCs (134) were issued for new signs. A significant number (59) were issued as site plan approval for new development. A complete list of site plan approvals is found on the following pages.

2005 Zoning Compliance Certificate Summary

| Approval Type | City of Columbus | | Bartholomew County | | Joint District | |
|--------------------------------|------------------|---------|--------------------|---------|----------------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Site Plan Review | 50 | 26.6% | 7 | 70.0% | 2 | 8.7% |
| New Construction | 12 | 6.4% | 5 | 50.0% | 1 | 4.3% |
| Addition | 10 | 5.3% | 0 | 0.0% | 1 | 4.3% |
| Remodel | 2 | 1.1% | 1 | 10.0% | 0 | 0.0% |
| Change of Use | 25 | 13.3% | 1 | 10.0% | 0 | 0.0% |
| Change of Use / Remodel | 1 | 0.5% | 0 | 0.0% | 0 | 0.0% |
| Temporary Use | 12 | 6.4% | 0 | 0.0% | 1 | 4.3% |
| Sign Permit | 111 | 59.0% | 3 | 30.0% | 20 | 87.0% |
| Special Use Minor Modification | 12 | 6.4% | 0 | 0.0% | 0 | 0.0% |
| PUD Minor Modification | 3 | 1.6% | 0 | 0.0% | 0 | 0.0% |
| Totals | 188 | 100.0% | 10 | 100.0% | 23 | 100.0% |

2005 Zoning Compliance Certificates by Jurisdiction



A majority of Zoning Compliance Certificates (188, or 85%) were issued in the jurisdiction of the Columbus Plan Commission. A total of 23 and 10 ZCCs were issued in the jurisdiction of the Joint District Plan Commission and the Bartholomew County Plan Commission respectively.



Zoning Compliance Review Profile (cont.)

2005 City of Columbus Site Plans Approved (1 of 2)

| Project Title | Case Number | Location | Activity |
|---------------------------|-------------------|--|-------------------------|
| Taco Bell | C/ZC-05-005(Jan) | 3520 West Jonathan Moore Pike | New Construction |
| Budget Car Rental | C/ZC -05-013(Jan) | 735 Whitefield Drive | Change of Use |
| Beef O'Brady's | C/ZC-05-014(Jan) | 3780 West Jonathan Moore Pike | Change of Use |
| Great Clips | C/ZC-05-030(Feb) | 3054 Columbus Center | Change of Use |
| Quizno's | C/ZC-05-031(Feb) | 3052 Columbus Center | Change of Use |
| CAD / CAM | C/ZC-05-034(Mar) | 4035 25th Street | Change of Use |
| Jim Puckett | C/ZC-05-035(Mar) | County Road 150 West, south of Lowell Road | New Construction |
| Indiana BMV | C/ZC-05-036(Mar) | Intersection of Chappa & Wade Drives | New Construction |
| Caltherm Corporation | C/ZC-05-037(Mar) | 835 Marr Road | New Construction |
| Allied Cash Advance | C/ZC-05-038(Mar) | 1455 National Road | Change of Use |
| Psi Iota Xi | C/ZC-05-039(Mar) | 935 8th Street | Change of Use |
| Club Legacy | C/ZC-05-040(Mar) | 1040 Third Street | Change of Use |
| Westside Community Church | C/ZC-05-048(Mar) | 4430 Jonathan Moore Pike | Change of Use |
| Columbus Ice, Inc. | C/ZC-05-052(Mar) | 2040 Cottage Avenue | Change of Use |
| The Villa Apartments | C/ZC-05-053(Mar) | 4104 Waycross Drive | Addition |
| El Alamo | C/ZC-05-054(Apr) | 1633 National Road | Change of Use |
| Rusty's Auto Sales | C/ZC-05-058(Apr) | 5025 State Street | Change of Use |
| Columbus Medical | C/ZC-05-060(Apr) | 3201 Middle Road | New Construction |
| K-9 Kutz Dog Grooming | C/ZC-05-080(Apr) | 2519 25th Street | Change of Use |
| Classic Auto Body | C/ZC-05-089(May) | 472 Center Street | Change of Use |
| Kamic Corporation | C/ZC-05-092(May) | 6345 Inwood Drive | New Construction |
| North Park Dental | C/ZC-05-095(May) | North Park Lot #78 | New Construction |
| Landwater Group Inc. | C/ZC-05-103(May) | 4420 Jonathan Moore Pike | Change of Use |
| Mariah Foods, Inc. | C/ZC-05-107(May) | 1333 Indiana Avenue | Addition |
| Indiana BMV | C/ZC-05-111(May) | Whitfield Square Lot #5 | New Construction |
| Honeymoon Hauling | C/ZC-05-120(Jun) | 850 Jonesville Road | Change of Use |
| Tuesday Morning | C/ZC-05-122(Jun) | 4110 Jonathan Moore Pike | Change of Use |
| White Castle | C/ZC-05-125(Jun) | 1686 National Road | Remodel |
| Irwin Union Bank | C/ZC-05-130(Jun) | Creekview Lot #6 | New Construction |
| Value King | C/ZC-05-137(Jul) | 1459 Central Avenue | Change of Use |
| Top Dog Car Wash | C/ZC-05-143(Jul) | 699 Creekview Drive | Change of Use / Remodel |
| Toyota Tsusho | C/ZC-05-144(Jul) | 5560 South County Road 175 West | Addition |
| Starbucks | C/ZC-05-147(Jul) | 2355 Jonathan Moore Pike | New Construction |
| Gariand Brook Cemetery | C/ZC-05-151(Jul) | 501 Gladstone | Addition |
| Dogwood Apartments | C/ZC-05-154(Jul) | 730 Schnier Drive | New Construction |
| Gabriels Quilts | C/ZC-05-155(Aug) | 4170 Jonathan Moore Pike | Change of Use |
| Little Brick Road | C/ZC-05-176(Aug) | 2211 State Street | Change of Use |
| Nick Nack | C/ZC-05-192(Sep) | 2100 McKinley | Change of Use |
| Anixter, Inc. | C/ZC-05-207(Oct) | 7550 International Drive | Addition |
| Marathon Gas Station | C/ZC-05-210(Oct) | 1105 Washington Street | Change of Use |

Zoning Compliance Review Profile (cont.)



2005 City of Columbus Site Plans Approved (2 of 2)

| Project Title | Case Number | Location | Activity |
|----------------------------------|------------------|--------------------------|-------------------------|
| Small Paradise Lounge | C/ZC-05-213(Oct) | 1629 State Street | Change of Use |
| Cocina Economics | C/ZC-05-218(Oct) | 1853 State Street | Change of Use |
| La Panaderia | C/ZC-05-219(Oct) | 3915 Williamsburg Way | Change of Use / Remodel |
| Dr. Charles McDermott, Inc. | C/ZC-05-223(Nov) | Northpark Lot 10A | New Construction |
| Rightway Fasteners | C/ZC-05-226(Nov) | 7945 International Drive | Addition |
| Rose & Walker Supply | C/ZC-05-227(Nov) | 3974 Indianapolis Road | Addition |
| Strong Tower Church | C/ZC-05-233(Dec) | 5035 North US 31 | Addition |
| Business Industrial Credit Union | C/ZC-05-224(Nov) | 740 North Marr Road | Addition |
| Aqua Systems | C/ZC-05-235(Dec) | 2310 National Road | Change of Use |
| Toyota | C/ZC-05-236(Dec) | 5555 Inwood Drive | Addition |
| Toyota | C/ZC-05-238(Dec) | 5555 Inwood Drive | Addition |

2005 Bartholomew County Site Plans Approved

| Project Title | Case Number | Location | Activity |
|-----------------------------------|-----------------|--|------------------|
| Faithful Friends in Passing | B/ZC-05-01(Feb) | 16250 East State Road 46 East | New Construction |
| JR's Express | B/ZC-05-03(Mar) | 3240 South U.S. 31 | New Construction |
| Anthony D. Bozzell | B/ZC-05-06(Mar) | 8491 South State Road 58 | New Construction |
| Rusty's Auto Sales | B/ZC-05-08(May) | 7140 East State Street | Change of Use |
| Waffle House | B/ZC-05-13(Sep) | 10220 North U.S. 31 | Remodel |
| Crider's Towing & Recovery | B/ZC-05-14(Oct) | Intersection of U.S. 31 and State Road 7 | New Construction |
| Ogilville United Methodist Church | B/ZC-05-15(Oct) | 9250 State Road 58 | New Construction |

2005 Joint District Site Plans Approved

| Project Title | Case Number | Location | Activity |
|-----------------------|-------------------|---|------------------|
| Edinburgh Outlet Mall | EBC/DP-05-01 | 11710 North Executive Drive | Addition |
| Dyno-One | EBC/ZC-05-01(Jan) | Intersection of County Roads 900 North and 250 West | New Construction |



Note: By comparison, the City, County, and Joint District Plan Commissions approved a total of 117 subdivisions in 2004 and 132 subdivisions in 2003.

Subdivision Profile

In 2005 the City, County, and Joint District Plan Commissions approved a total of 121 subdivisions which created a net total of 140 new lots. Over half of the new lots created (87 lots) were included in 3 major subdivision preliminary plats approved by the City of Columbus. The major subdivisions were Westlake Hills (47 lots), Horizon's West (38 lots) and a re-plat of Whitfield Square Commercial Center (1 new lot).

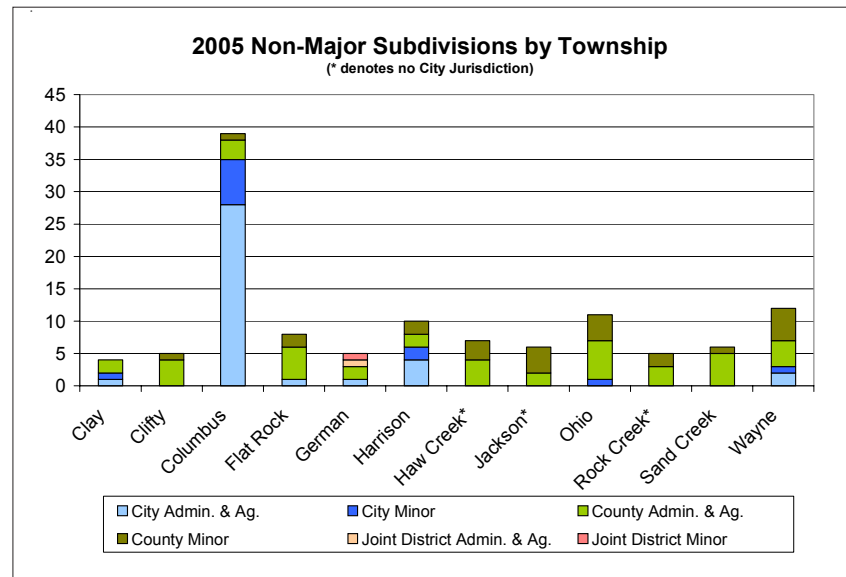
Final plats were approved for 1 subdivision in Bartholomew County and 6 subdivisions in the City of Columbus in 2005. The details of those plats are described in the tables on the following page.

Subdivision Activity Summary

| Subdivision Type | City of Columbus | | Bartholomew County | | Joint District | |
|---|-----------------------|--------------------|-----------------------|--------------------|-----------------------|--------------------|
| | Subdivisions Approved | Total Lots Created | Subdivisions Approved | Total Lots Created | Subdivisions Approved | Total Lots Created |
| Administrative & Agricultural Subdivision | 37 | -21 | 42 | 4 | 1 | -1 |
| Minor Subdivision | 12 | 22 | 25 | 48 | 1 | 1 |
| Major Subdivision (Preliminary Plat)* | 3 | 87 | 0 | 0 | 0 | 0 |
| Totals | 52 | 88 | 67 | 52 | 2 | 0 |

A 4th Subdivision - Shadow Creek Farms Section 4 (with 143 lots on 48.65 acres) - was filed in 2005 but later withdrawn

The chart at left demonstrates the comparatively higher subdivision activity in Columbus Township.



Subdivision Profile (cont.)



2005 City of Columbus Final Plats Approved

| Subdivision | Case Number | Lots Created | Acres | Gross Lots per Acre | Land Use | Township |
|--|-------------|--------------|--------|---------------------|-------------|----------|
| Breakaway Trails Section III | FP-05-01 | 73 | 45.33 | 1.61 | Residential | Columbus |
| Woodland Parks Phase 1B | FP-05-02 | 68 | 33.04 | 2.06 | Residential | German |
| Westlake Hills | FP-05-03 | 47 | 105.89 | 0.44 | Residential | Harrison |
| Adams Park at Presidential Parks North | FP-05-05 | 36 | 9.71 | 3.71 | Residential | Columbus |
| Broadmoor North Phase 2 | FP-05-06 | 28 | 7.98 | 3.51 | Residential | Columbus |
| Whitfield Square Commercial Center (8th Re-plat) | FP-05-07 | 1 | 2.94 | 0.34 | Commercial | Columbus |

2005 Bartholomew County Final Plats Approved

| Subdivision | Case Number | Lots Created | Acres | Gross Lots per Acre | Land Use | Township |
|---------------------------|-------------|--------------|-------|---------------------|-------------|------------|
| Sand Creek Farms Phase II | MA/S-05-01 | 30 | 18.74 | 1.60 | Residential | Sand Creek |



Landscape Review Committee Profile

The City of Columbus Landscape Review Committee has been established as a resource for the Planning Department staff, the Plan Commission, and other City entities in the topic areas of site landscaping and plant material. This body also serves as a source for the interpretation of the City's site landscaping requirements. The Committee's expertise allows unique landscaping and development issues to be addressed through appropriate solutions that meet the intent of the Zoning Ordinance.

In 2005 the Landscape Review Committee considered 4 applications, compared with 4 requests in 2004 and 5 requests in 2003. Of the 4 applications, 2 addressed the phasing of development and landscaping, 1 involved the interpretation of the requirements, and 1 applied the Committee's expertise to the expansion of the Nugent Sand Company's facility along U.S. 31.

Note: All rosters represent memberships as of December 1, 2005.

2005 City of Columbus Landscape Review Committee Membership

| Member | Office | Appointment | Expiration (3 year terms) | Requirements |
|------------------------|-------------|-------------------------------|------------------------------|--|
| Pat Zeigler | Chairperson | Plan Commission | January 1, 2006 | Plan Commission Member |
| Tom Aton | | Plan Commission | January 1, 2007 | Citizen Interested in Landscaping & Community Development |
| Pam Good | | Plan Commission | January 1, 2008 | Citizen with Plant Material Education, Training, or Experience |
| Mark Pratt (Alternate) | | Plan Commission (for Aton) | January 1, 2007 | Citizen Interested in Landscaping & Community Development |
| Nick Rush (Alternate) | | Plan Commission (for Good) | January 1, 2008 | Citizen with Plant Material Education, Training, or Experience |

2005 Landscape Review Committee Applications

| Application | Case Number | Location | Reason for Committee Review |
|---------------------------------------|-------------|--|--|
| Southeastern Indiana Gastroenterology | LRC-05-01 | 2630 22nd Street | Interpretation of Ordinance Requirements |
| Nugent Sand Company | LRC-05-02 | 5205 North Indianapolis Road | Referred by Plan Commission |
| Aton Self Storage | LRC-05-03 | Northeast corner of Marr Road and State Street | Approval of Phased Development & Landscaping |
| Rightway Fasteners | LRC-05-04 | 7945 South International Drive | Approval of Phased Development & Landscaping |

Utility Review Committee Profile

The purpose of the City of Columbus Utility Review Committee is to review requests for connections to City utilities for properties which are not currently within the City or proposed for annexation. The Committee may approve or deny such requests, or forward them to the Plan Commission for additional consideration. Appeals of the Committee's decisions may be made to the Plan Commission.

In 2005 the Utility Review Committee considered 3 applications, 2 seeking connection to the sewer utility and 1 to the water utility. All 3 requests were approved by the Committee. The Committee considered a total of 4 requests in 2004 (2 for water service and 2 for sewer service).

Note: All rosters represent memberships as of December 1, 2005. Mark Gerstle replaced John DeLap on the Committee mid-year.



2005 City of Columbus Utility Review Committee Membership

| Member | Office | Appointment | Expiration (Annually) | Requirements |
|--------------|-------------|---------------------------|-----------------------|-------------------------------------|
| John DeLap | Chairperson | Plan Commission President | January 1, 2006 | Plan Commission Member |
| Jenny Long | | City Utilities Director | January 1, 2006 | City Utilities Director or Designee |
| Heather Pope | | Planning Director | January 1, 2006 | Planning Director or Designee |

2005 Utility Review Committee Applications

| Application | Case Number | Location | Reason for Committee Review / Decision |
|-----------------------------|-------------|---------------------------------|--|
| Albert & Doris Stidham | UT-05-01 | 1990 West Deaver Road | Water Connection / Approved |
| Christopher & Nannette Gill | UT-05-02 | 4644 Hackberry Drive | Sewer Connection / Approved |
| Mark & Sarah BeQueret | UT-05-03 | 2250 West County Road 200 South | Sewer Connection / Approved |



Board of Zoning Appeals Summary

The Columbus and Bartholomew County Boards of Zoning Appeals heard a total of 45 cases in 2005. In addition, a total of 2 cases were reviewed and approved by the Columbus BZA Hearing Officer. A majority of the County BZA petitions (10 of 11) requested approval of a conditional use. The 34 petitions heard by the Columbus BZA included 14 conditional use requests and 17 development standards variances (requests for relief from setback, height, and other requirements).

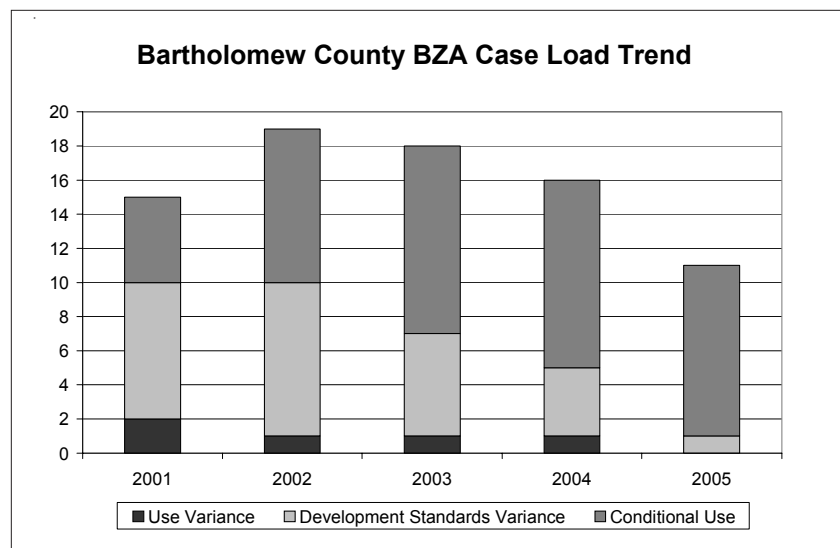
2005 Boards of Zoning Appeals Summary

| Month | Use Variance | | Development Standards Variance | | Conditional Use | | Total | |
|-----------|--------------|--------------------|--------------------------------|--------------------|-----------------|--------------------|----------|--------------------|
| | Columbus | Bartholomew County | Columbus | Bartholomew County | Columbus | Bartholomew County | Columbus | Bartholomew County |
| January | 1 | 0 | 1 | 0 | 2 | 1 | 4 | 1 |
| February | 0 | 0 | 1 | 0 | 1 | 0 | 2 | 0 |
| March | 2 | 0 | 2 | 0 | 2 | 0 | 6 | 0 |
| April | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 1 |
| May | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 |
| June | 0 | 0 | 2 | 0 | 5 | 3 | 7 | 3 |
| July | 0 | 0 | 1 | 0 | 0 | 3 | 1 | 3 |
| August | 0 | 0 | 3 | 0 | 1 | 1 | 4 | 1 |
| September | 0 | 0 | 2 | 0 | 0 | 1 | 2 | 1 |
| October | 0 | 0 | 1 | 0 | 1 | 0 | 2 | 0 |
| November | 0 | 0 | 1 | 1 | 1 | 0 | 2 | 1 |
| December | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 |
| Totals | 3 | 0 | 17 | 1 | 14 | 10 | 34 | 11 |
| Approved | 2 | 0 | 5 | 1 | 10 | 7 | 17 | 8 |

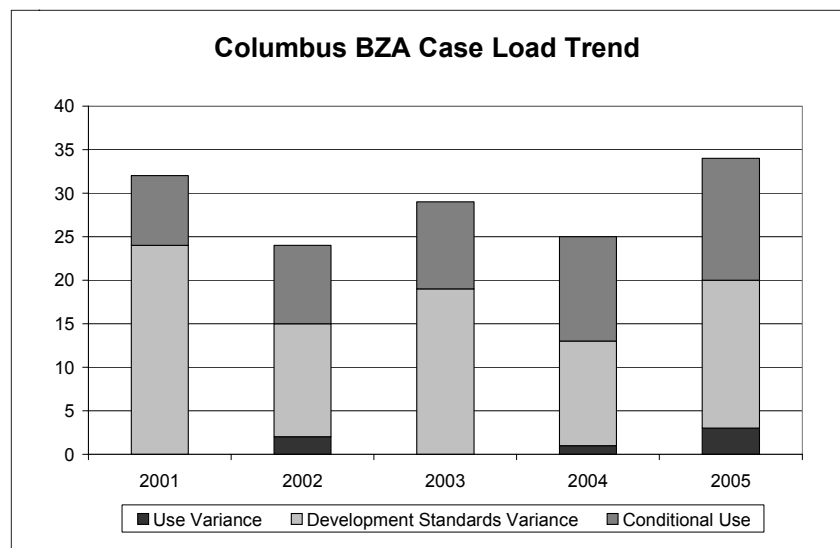
Board of Zoning Appeals Summary (cont.)



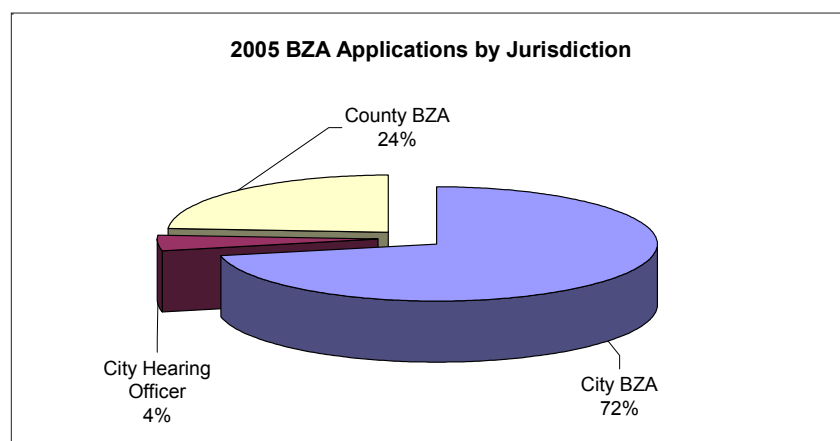
Current Planning Functions



In 2005, the Bartholomew County Board of Zoning Appeals' 11 new applications continued a yearly case load decline since a high of 19 applications in 2002.



The 2005 Columbus Board of Zoning Appeals case load of 34 applications represents the most new filings since such data has been kept (beginning in 2000).



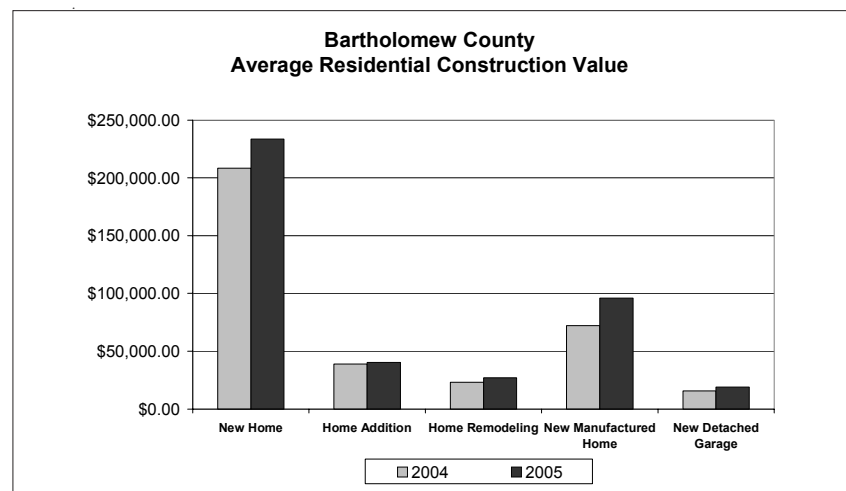
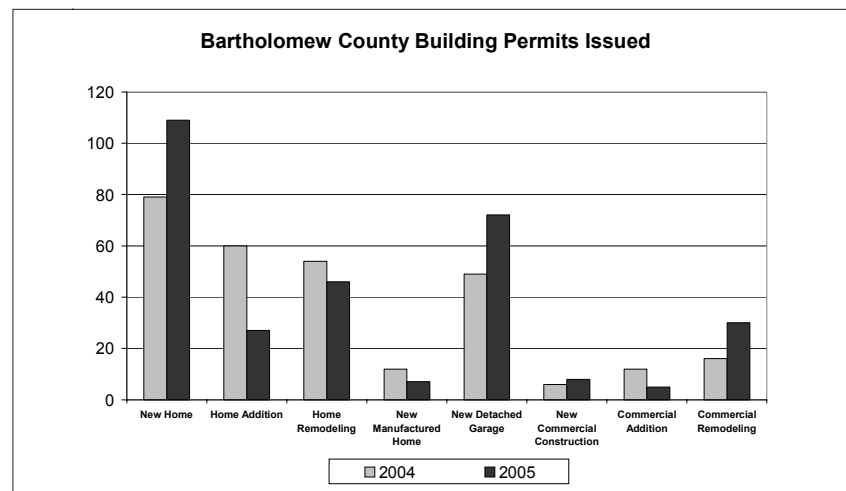


Building Data Summary

In 2005 a total of 419 building permits were issued for the City of Columbus, with an additional 309 issued for Bartholomew County. Building permits are issued by the Columbus / Bartholomew Department of Technical Code Enforcement and are reported to the Planning Department for the analysis of community growth and development.

The total construction value of the building permits issued for the City of Columbus was approximately \$101.4 million in 2005. The value of new construction in Bartholomew County was approximately \$42 million. Those figures include \$70 million from 127 non-residential construction projects in Columbus and \$11.6 million from 43 non-residential construction projects in Bartholomew County.

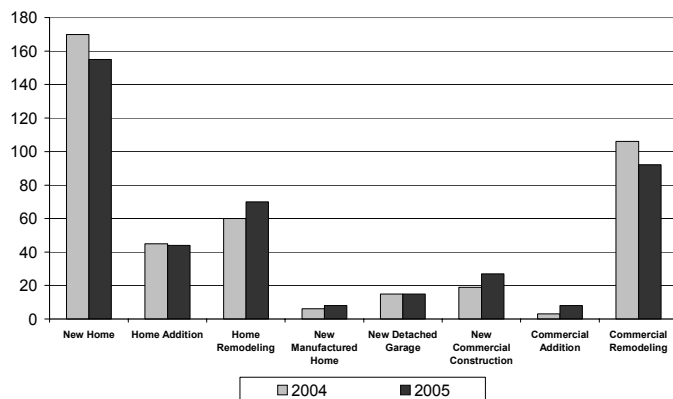
The City of Columbus experienced 155 new home starts in 2005. The average construction value for those homes was \$180,000. By comparison, Bartholomew County experienced 109 new home starts with an average construction value of \$230,000. A comparison of 2004 and 2005 building data is provided below and on the following page.



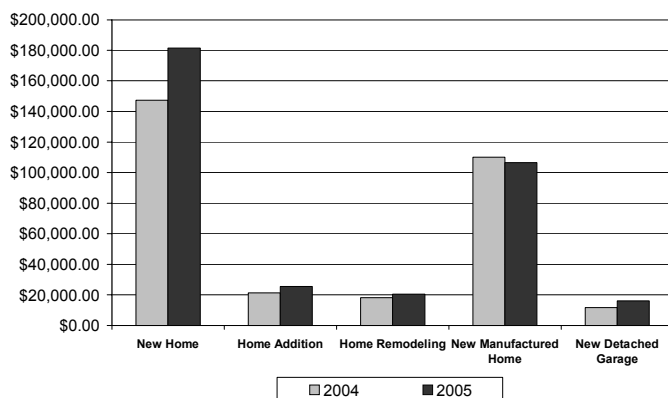
Building Data Summary (cont.)



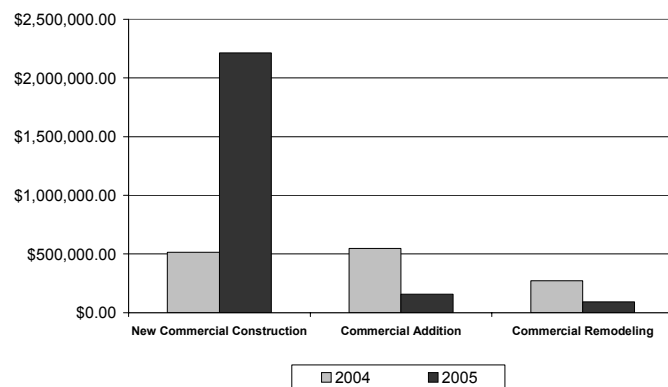
Columbus Building Permits Issued



Columbus Average Residential Construction Value



Columbus Average Non-Residential Construction Value





Long-Range Planning Functions

Senior Planner Tiffany Strait is the Planning Department representative on the CAMPO Technical Advisory Committee.

Planning Director Jeff Bergman is a member of the Vision 20/20 Committee, the Vision 20/20 Working Group, and the Hospitality & Parking Vision 20/20 Sub-Committee.

Senior Planner Tiffany Strait and Associate Planner Thom Weintraut are members of the Sports Complex Vision 20/20 Sub-Committee.

Senior Planner Tiffany Strait is the Planning Department representative on the Transit Advisory Committee.

Long-Range Planning & Special Projects

The processing of applications for consideration by a Plan Commission, Board of Zoning Appeals, or other entity is only a part of the responsibilities of the Columbus / Bartholomew Planning Department. Other responsibilities include providing training for local elected and appointed officials and supporting long-range planning and visioning processes. During 2005, the Planning Department was involved in several long-range planning activities which are summarized below:

Columbus Area Metropolitan Planning Organization (CAMPO):

The Planning Department continued its mutual support and coordination activities with CAMPO. The purpose of CAMPO is to coordinate and manage transportation improvements and transportation project funding in the Columbus metropolitan area. This metropolitan area includes all of Bartholomew and portions of Johnson and Shelby Counties. During 2005 the Planning Department staff served on the CAMPO Technical Advisory Committee, and provided input on the "Transportation Plan 2005-2030" and the initial Transportation Improvement Plan. Proposed projects on which the Planning Department consulted included:

- improvement of the State Road 58 & I-65 interchange,
- improvement of State Street,
- improvement of the Lindsey / Brown Streets & Indianapolis Road intersection, and
- local impacts of a future state-wide high-speed rail corridor.

Downtown Columbus Strategic Development Plan:

During 2005 the Planning Department staff members have been regular participants in the creation and implementation of the Vision 20/20 Downtown Columbus Strategic Plan. This study of the economic and functional future of the downtown was facilitated by Development Concepts, Inc. of Indianapolis. The Plan was adopted by the Columbus Re-development Commission on September 1, 2005. The first implementation steps were the Plan's approval by the Plan Commission on October 5, 2005 and its adoption as an element of the Columbus Comprehensive Plan by the City Council on October 18th 2005. The further implementation of the Downtown Plan has been delegated to 4 Vision 20/20 sub-committees. The Planning Department staff is active in the project through the Vision 20/20 Working Group, which is coordinating implementation, and both the Hospitality & Parking and Sports Complex sub-committees.

Transit Advisory Committee:

The Planning Department staff has supported the efforts of the Transit Advisory Committee with information and professional expertise. In 2005 this group continued to discuss the ColumBUS transfer point at the Commons Mall. They also considered alternate locations for the Columbus Center transfer point. The Columbus Transit Route Study was finalized in September of 2005.



Columbus Municipal Airport Development Plan:

In 2005 the Planning Department continued to serve as a consulting party to the Columbus Board of Aviation Commissioners and their consultant, Aerofinity, Inc. in the preparation of a Non-Aviation Land Development Plan. This plan is intended to address the future use and development of Airport-owned properties that are not directly related to flight operations. Located primarily to the south of the airport these properties are used for a combination of civic, business, education, and recreational purposes. This area includes the Columbus InfoTech business park and the Columbus Learning Center. The mixed-use characteristics of development in the area, the sensitivity of the airport operations, and outdated zoning regulations have resulted in an inefficient application of land use regulations in this area. The Planning Department's participation is an attempt at broad-based coordination of plans and regulations for this area. The Non-Aviation Land Development Plan was completed in June and presented to the Plan Commission for review and comment on July 6, 2005.

Zoning & Subdivision Control Ordinance Updates:

The process of updating the City and County Zoning and Subdivision Control Ordinances made continued progress in 2005. During the course of the year the Executive Committees of the City and County Plan Commissions elected to combine the separate City and County processes. The goal of this revised process is to share limited resources and maximize coordination between City and County land use regulations. After issuing a request for qualifications and reviewing the credentials of interested consultant firms the Executive Committees selected LSL Planning to facilitate the City-County ordinance revision process.

Throughout the year the Planning Department staff met weekly, and City and County Steering Committees met monthly, to discuss the revision process. The contract with LSL Planning was signed by the Columbus Board of Works on October 4, 2005. Bartholomew County will be providing financial support for the project through an interlocal agreement to be signed in January of 2006. LSL's first project tasks were to conduct interviews with groups of Ordinance "end-users" (developers, surveyors, etc.) and to review the results of those interviews during a joint meeting of the City and County Ordinance Revision Steering Committees.

In December of 2005 the Board of County Commissioners passed an ordinance which extended the current moratorium on major subdivision not served by sewers until December 31, 2006. This moratorium extension is intended to provide additional time for the Steering Committee to complete ordinance revisions.

Note: The process of revising the City and County Ordinances is guided by a specific philosophy: regulations for the City are developed by a Committee of City stakeholders; regulations for the County are developed by a Committee of County stakeholders; the decision making process of each group is coordinated by the Planning Department staff; the result is intended to be a set of single, joint zoning and subdivision control ordinances.



Long-Range Planning & Special Projects (cont.)

Annexation Fiscal Plan Study:

Indiana law requires that every annexation of property to a city or town include the creation of a Fiscal Plan that documents how municipal services will be extended to the property. The Fiscal Plan is intended as both (1) documentation of the municipality's ability to provide services and (2) a justification of the annexation. In the Spring of 2005 graduate students with the Indiana University School of Public & Environmental Affairs developed a model for Columbus Annexation Fiscal Plans as their class project. The students' efforts were facilitated by Indiana University faculty members and the staff of the Planning Department. Their work included interviews with City of Columbus Department Heads. It also involved an analysis of the costs and revenues associated with annexing additional property to the City of Columbus. The students produced a model spreadsheet for calculating the financial impact of annexations, as well as a template for creating a Fiscal Plan document.

Otter Creek Golf Course Reserve Property Study:

At the request of the Mayor's Office, the Planning Department conducted a study of undeveloped, city-owned property adjacent to Otter Creek Golf Course. The study area consisted of approximately 45 acres located to the east of the Otter Creek clubhouse along County Road 50 North. The Study assessed the development potential of the property through an analysis of current and potential zoning, context, soils, flood hazards, and utility availability. The Study also compared estimated costs of development with expected revenues for 6 development scenarios. The products of the Study were a summary document and an informal presentation to the Otter Creek Board of Directors.

Downtown Columbus Property / BMV Site Study:

At the request of the Mayor's Office, the Planning Department conducted a study of vacant and underused properties in the Downtown Columbus area. The purpose of the study was to identify potential Downtown sites for the Columbus branch of the Bureau of Motor Vehicles. The Study documented the characteristics of all vacant land and structures in the Downtown area, as well as surface parking lots and other underdeveloped sites. The Study also compared these properties with the location requirements of the BMV, the requirements of the Columbus Zoning Ordinance, and the Columbus Comprehensive Plan. While the study did not result in the identification of an acceptable Downtown site for the BMV, the data collected has been used for other Downtown planning efforts (include the Vision 20/20 process).

Long-Range Planning & Special Projects (cont.)





Public Notice Procedure Review & Update:

In 2005 the Planning Department conducted a review of the procedures used to provide property owners with notice of land use changes and development applications in their neighborhoods. The review resulted in the following updates to the notification procedures:

1. The letters mailed to adjoining property owners were consistent with Indiana Code, but were potentially confusing to residents unfamiliar with Planning Department activities. The template for the public notice letters was revised to improve the user-friendliness of the language. Also, a brochure was designed to accompany the notice letters. The brochure describes in clear terms the reasons for the notice letter, the rights and options of the property owner, and whom to contact with any questions.
2. The letters and legal notices published in The Republic often do not reach neighboring renters or others who live near a proposed development but are not within the required notification area. The Planning Department developed a "Public Notice" sign which is placed on properties which are the subject of a development application.

Planning Department Public Notice Flyer

| WHAT ARE THE RIGHTS OF NEIGHBORING PROPERTY OWNERS? | WHAT ARE THE PROCEDURES FOR A PUBLIC HEARING? | WHAT HAPPENS AFTER THE PUBLIC HEARING HAS ENDED? |
|---|---|---|
| <ol style="list-style-type: none"> 1. Review the Application. You may review the Planning Department file that contains the application materials prior to the meeting. 2. Speak at the Public Hearing. You may meet and speak during the public hearing. You may speak in favor of, or against the application. You may also ask questions. 3. Provide Written Comments. You may file written comments or other items prior to the meeting. Written comments will be read in the minutes of the meeting and considered for discussion of the application. 4. Request a Continuance. You may request the consideration of the application be postponed to a future meeting so that you may have time to gather information. 5. File an Appeal. You may appeal any decision made on an application. Most appeals require that a lawsuit be filed with a court of law. Most appeals must also be filed within 30 days of the final decision being made. The Planning Department can provide information on the appeal procedure for specific decisions. | <p>All meetings are directed by the President or Chairperson of the Commission or Board considering the application. This person will announce the order of business.</p> | <p>After the public hearing is closed no additional public input will be considered, and only the Commission or Board members may discuss the request. The President or Chairperson will announce the order of business.</p> |
|  <p>FREE</p> | <p>SUGGESTIONS & NOTES:</p> <ol style="list-style-type: none"> 1. Meeting Agendas: Several applications will likely be considered at the meeting. An agenda is available from the Planning Department approximately 1 week prior to the meeting. 2. Staff Reports: The Planning Department staff reviews all applications and provides comments and a recommendation. The staff report is available from the Planning Department approximately 1 week prior to the meeting. 3. Decision Criteria: A variety of land use changes are possible, and each type of change is subject to slightly different review criteria. The Planning Department can provide additional information. The staff report for each application also lists the review criteria. 4. Commission / Board Members: The Planning Commission and Board of Zoning Appeals members are not able to discuss any applications outside of the meeting. Please do not contact them. The Planning Department staff is available to answer any questions you may have. | <p>FOR MORE INFORMATION:</p> <p>Columbus / Bartholomew Planning Department City Hall 123 Washington Street Columbus, Indiana 47201</p> <p>Phone: 812.376.2550 Fax: 812.376.2643 www.Columbus.in.gov</p> <p>ABOUT THE BOARD & COMMISSION MEMBERS AND THE PLANNING DEPARTMENT STAFF:</p> <p>Some members of the Planning Commission and Board of Zoning Appeals are required to participate because they hold some other elected office (County Commissioner, City Council Person, Township Trustee, etc.). However, most are volunteers from the community who donate their time. They have accepted an appointment to the Board or Commission to be of service to the public.</p> <p>The Planning Department is staffed by professional employees of the City of Columbus who have received education and other training in the topic areas of urban and community planning, public policy, landscape architecture, and a variety of other related fields.</p> |



You've BEEN INVITED TO A PUBLIC HEARING..

...at an upcoming meeting to discuss a land use and development change near your property.

The enclosed letter from the Columbus / Bartholomew Planning Department describes the change requested and provides meeting details.



Long-Range Planning & Special Projects (cont.)

Columbus-Miyoshi 10th Anniversary Events:

In July of 2005, Planning Director Jeff Bergman was included in a delegation of Columbus government and business representatives who traveled to Japan to mark the 10th anniversary of the Columbus-Miyoshi sister city relationship. The 4 day trip included receptions with Miyoshi town officials and business leaders, a sight-seeing trip to Kyoto, and a visit to the 2005 Aichi World Environmental Exposition. The Aichi Expo provided a showcase for the nations and major corporations of the world to demonstrate the development of environmentally sensitive technology, products, and construction methods.

Photos - clockwise beginning in the upper-left: Mayor Armstrong delivers his remarks at the 10th Anniversary ceremony, the Toyota pavilion at the Aichi Expo (one of several buildings using a "green" roof), a temple in historic Kyoto, and Planning Director Jeff Bergman with Columbus & Miyoshi business man "Dick" Yamamoto and another member of the Miyoshi community.

Columbus-Miyoshi 10th Anniversary Events





Riverfront Property Evaluation:

At the request of the Mayor's Office, the Planning Department conducted an evaluation of city-owned property along the East Fork of the White River, adjacent to the 2nd Street Bridge entrance to the Columbus Downtown. This property is the site of a vacant structure commonly referred to as "the green building". The purpose of the evaluation was to develop a set of parameters for the re-use and/or re-development of the property. The evaluation involved an evaluation of current and potential zoning for the property, the Columbus Comprehensive Plan, and the Columbus Riverfront Plan. The evaluation also included a review of development proposals for the site offered by individuals and groups in the community. The results of the evaluation stressed (1) the importance of public access to the riverfront area and (2) the role of the property in providing a land use transition from the riverfront to the downtown.

GIS Needs Analysis:

In 2005 the Planning Department staff participated in a CAMPO led effort to conduct a GIS (Geographic Information System) needs analysis for the City of Columbus. CAMPO contracted with GIS consultant The Schneider Corporation for the project, which is expected to conclude in early 2006. The needs analysis is intended to identify how the use of GIS can lead to greater local government efficiency and thoroughness. It is also intended to identify opportunities for blending new mapping technologies into the operation of local government.

Columbus Environmental Assessment:

In early 2005 Mayor Armstrong signed the U.S. Mayor's Climate Protection Agreement, a non-binding pact between participating communities intended to foster awareness of air quality and related environmental issues. At the request of the Mayor's Office, the Planning Department prepared an environmental assessment that summarized City policies related to air quality. The assessment covered topic areas including land use planning, alternative transportation, efficient use of electricity in city buildings, vehicle fuel efficiency, and recycling. The assessment is intended as a reference document for use in future policy-making and discussions.

Fire Station Location Evaluation:

The Columbus Fire Department is considering the re-location of Station #2 from Central Avenue to a site at the Columbus Municipal Airport. The Planning Department supported this discussion by mapping the current and proposed fire station service areas. The mapping identified fire station locations, generalized response capabilities, and any duplication in service from existing stations.




Long-Range Planning & Special Projects (cont.)

Mayor's Design Institute Presentation:

In 2005 Mayor Fred Armstrong was invited to attend the Mayor's Institute on City Design, a national program facilitated by the United States Conference of Mayors. Each year this organization invites 8 mayors to present a local urban design issue to their colleagues and a panel of experts. The experts provide a critique of the issue and suggest possible solutions, examples, and ideas. Mayor Armstrong chose to present the Visions 20/20 Downtown Columbus Strategic Development Plan for discussion. The Mayor's presentation was assembled by the Planning Department.


Sample Slides from the Mayor's Institute on City Design Presentation

Vision 20/20 | Downtown Columbus: A Strategic Development Plan



Vision 20/20
Downtown Columbus: A Strategic Development Plan

The Mayor's Institute on City Design • Charleston • 2005



Mayor Fred Armstrong
Columbus, Indiana

COLUMBUS, INDIANA • DIFFERENT BY DESIGN

Vision 20/20 | Downtown Columbus: A Strategic Development Plan



Current Downtown Conditions:

- Vibrant Government, Business, & Civic Center
- Focal Area for Architecture, Design, & Tourism
- Challenges for Retail & Entertainment Venues



COLUMBUS, INDIANA • DIFFERENT BY DESIGN

Vision 20/20 | Downtown Columbus: A Strategic Development Plan




Area Photos:



COLUMBUS, INDIANA • DIFFERENT BY DESIGN

Vision 20/20 | Downtown Columbus: A Strategic Development Plan



Phasing Concept:

- Tier 1: Hotel**
 - Brings People Downtown (business travelers)
 - Creates Parking Structure Demand
- Tier 1: Parking Garage**
 - Increases Parking Supply for Future Development
 - 1st Floor Space for re-located Post Office Services
- Tier 2: Athletic Complex**
 - Brings People Downtown (participants & fans)
- Tier 3: Post Office Site Re-use**
 - Brings People Downtown (new residents)
 - Provides Additional Retail Space (1st Floor)
- Tier 4: Commons Mall Re-use**
 - Results from Implementation of Tiers 1 - 3
 - Facilitates Regional Entertainment Center

COLUMBUS, INDIANA • DIFFERENT BY DESIGN

Flood Plain Management Profile



Current Planning Functions

For approximately 10 years, both the City of Columbus and Bartholomew County have participated in the National Flood Insurance Program's (NFIP) Community Rating System (CRS). This voluntary incentive program recognizes and encourages floodplain management activities that exceed the minimum requirements. As a result, local flood insurance premiums are discounted to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS: (1) reduce flood losses; (2) facilitate accurate insurance rating; and (3) promote the awareness of flood insurance.

For CRS participating communities, flood insurance premium rates are discounted in increments of 5%, with a maximum possible reduction of 45%. The CRS ratings are based on 18 activities, organized under four categories: (1) Public Information, (2) Mapping and Regulations, (3) Flood Damage Reduction, and (4) Flood Preparedness.

Of the 1,006 participating communities nationwide, 32% are Class 9, 41% are Class 8, and 19% are Class 7. Only 1 community has received a class 2 rating and receives the maximum 45% discount.

The City of Columbus and Bartholomew County are each Class 9 communities, allowing property owners who are required to maintain flood insurance to receive a 5% discount. The Planning Department maintains this Class 9 rating through the following annual activities:

- adopting regulations more restrictive than state and federal requirements;
- regulating development within the 500-year floodplain;
- providing mapping assistance to other government agencies and the public;
- providing outreach and information to realtors, developers, and the public;
- communicating with property owners who have experienced repeated losses due to flooding; and
- promoting the use of many floodplain areas as parks and open space.

In 2005 the Planning Department participated with the Indiana Department of Natural Resources (IDNR) and the Federal Emergency Management Agency (FEMA) in the initial steps of updating the Bartholomew County flood maps. The map update process will combine the flood information for all participating communities in Bartholomew County onto a seamless, digital map. The IDNR is the lead agency in the update process, which is expected to take 2 to 3 years.

Note: Monitoring and filing Letters of Map Amendment (issued by the Federal Emergency Management Agency (FEMA)), which update flood plain information is a responsibility of the Planning Department. In 2005, 16 map amendments occurred in the City and 1 occurred in the County (compared with 8 City and 13 County amendments in 2004).



Note: The 2005 joint plan commission meeting resulted in the creation of the Commissioner Connection, a monthly newsletter published by the Planning Department staff. The Commissioner Connection provides information for the plan commissions on each others' activities. It also includes training materials on land use issues, the duties of plan commission members, and land use planning ethics.

Training Profile

During 2005, the Planning Department facilitated training for both elected and appointed officials and citizens. The Planning Department also continued to provide professional development and training opportunities for its staff. These training events are described below and on the following page:

Plan Commission Training & Goal Setting:

A joint meeting of the Columbus, Bartholomew County, and Joint District Plan Commissions was held on March 15, 2005. Invited guests included Columbus Mayor Fred Armstrong, the Board of County Commissioners Chairman Carl Lienhoop, and members of each jurisdiction's Board of Zoning Appeals. The intent of this 1st Annual meeting was to discuss common issues and identify common goals. Brooke Tuttle, President of the Columbus Economic Development Board, spoke to the participants on the topic of land use regulations and economic development.

The priorities identified by the participants were as follows:

- continued identification of training opportunities for commission and board members;
- improved enforcement of zoning ordinances;
- enhanced education on land use issues and the comprehensive plans for the public and the local media;
- completion of the updates to the zoning and subdivision control ordinances; and
- continued encouragement of compact and orderly community growth.

The participants also identified the issues that they believed were most significant for land use planning throughout Bartholomew County. Those issues included the following:

- regulating local water quality and the local implications of water quality unfunded mandates from the federal government;
- the preservation of open space, green space, farmland, and farming;
- the orderly extension of infrastructure and the relationship between infrastructure and new development;
- the co-ordination and combination of regulations, processes, and other tools used by each of the plan commissions in Bartholomew County; and
- the co-ordination of City and County comprehensive plans.

Training Profile (cont.)



Citizens Planning Academy:

In 2005, the Planning Department hosted the 2nd Annual Citizens Planning Academy. Facilitated again in 2005 by K.K. Gerhardt-Fritz, this academy included approximately 12 members of the general public in a 3-part training series organized into the following sessions:

Session 1 - September 8, 2005:

Purpose and Tools of Local Government Planning

Session 2 - September 22, 2005:

Government Coordination and Citizen Participation

Session 3 - October 6, 2005:

What to Expect at a Plan Commission Meeting

Planning Staff Professional Development:

The Planning Department staff continued their professional development in 2005 through attendance at the following conferences and events:

American Planning Association National Conference:

San Francisco - March 2005

Participants: Jeff Bergman, Tiffany Strait, Heather Pope, Marcus Hurley, Thom Weintraut, & Plan Commission member Pat Zeigler

Indiana Planning Association Spring Conference:

Indianapolis - May 2005

Participants: Jeff Bergman, Laura Thayer, Tiffany Strait, Heather Pope, Marcus Hurley, & Thom Weintraut

IDNR Flood Insurance Workshop:

Scottsburg - June 2005

Participants: Heather Pope, Marcus Hurley, & Thom Weintraut

Indiana Agri-Tourism Workshop:

Freeman Family Farm (Bloomington) - August 2005

Participants: Laura Thayer & Tiffany Strait

Indiana Planning Association Fall Conference:

Bloomington - November 2005

Participants: Jeff Bergman, Laura Thayer, Tiffany Strait, Heather Pope, Marcus Hurley, & Thom Weintraut

The Planning Department staff also attended several video-conference training opportunities hosted by the Purdue University Extension Service. Those sessions covered the topics such as “Welcome to the Plan Commission”, “How to Create a Comprehensive Plan”, and “Stormwater Management”.

Note: The 2004 version of the Citizens Planning Academy was recognized by the Indiana Planning Association as an Outstanding Public Educational Program for that year.



Department Goals & Objectives

The Planning Department serves several important roles with the Columbus and Bartholomew County community. Following is a list of standing Planning Department goals. Each of the goals is intended to continually advance the efficiency and professionalism with which the Department serves the public:

1. **Customer Service / Necessary Functions:**
Maintain and enhance the quality, thoroughness, and efficiency of the “current planning” services provided to the public, the development community, the Plan Commissions, and other groups.
2. **Leadership and Resource Opportunities:**
Recognize and capitalize on opportunities to add value to planning related efforts and initiatives. Assume leadership when appropriate and ensure that the value of opportunities is maximized.
3. **Professionalism:**
Continue to advance and enhance the image and identity of the Planning Department. Ensure that the public has a clear understanding of the role of the Department in the community. Emphasis the efficiency and quality of all products, reports, and communications. Provide on-going staff training and maintain a clear awareness of the ultimate goal of each government process.
4. **Quality Workplace:**
Provide an enjoyable, quality workplace where all staff members are provided an opportunity for professional development and a high quality of life.

Department Goals & Objectives (cont.)



The Planning Department staff, with input from the Executive Committees of the City and County Plan Commissions, establish annual objectives. These objectives are intended to provide for the on-going achievement of the Department's goals. A review of the objectives for 2005 is provided below, with a list of 2006 objectives.

2005 Planning Department Objectives

Objectives for the Planning Department for 2005 were as follows:

1. Create annual Department goals and objectives, published each February with the annual report.
Status: Achieved and Ongoing
2. Create job descriptions for all Planning Department staff members, establish a procedure for annual employee reviews, and conduct employee reviews in 2005.
Status: Achieved (annual reviews will occur in January, 2006)
3. Facilitate a joint City, County, & Joint District plan commission meeting to review the annual report and set planning goals (and establish the joint meeting as an annual event).
Status: Achieved and Ongoing

2006 Planning Department Objectives

Objectives for the Planning Department for 2006 are as follows:

1. Create clear code enforcement - planning communications protocol and workplans (workplans should address sign permits, zoning administration, and on-going coordination).
2. Develop an introductory training session for new commission and board members.
3. Develop standardized templates for Board of Zoning Appeals staff reports.
4. Develop a professional development program for staff members.
5. Initiate a small area planning process (that will result in a detailed plan for a corridor or neighborhood).
6. Facilitate continued, significant progress on the revision of the zoning and subdivision control ordinances.